

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 16, 2017
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Vice-Chairperson Sue Peerson called the meeting to order at 9:02 a.m. Elected Chairperson William Hofman adjourned the meeting at 10:45 a.m.

Per Rule 4.3

In the absence of both the Chair and Vice-Chair, Commissioner Austin made the motion to elect Commissioner William Hofman as the Chair to preside during the morning session. Commissioner Quiroz seconded the motion. The motion passed by a vote of 4-0-3 with Commissioners Austin, Hofman, Quiroz and Whalen voting yea and with Commissioners Haase, Peerson and Wagner absent.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – absent
Vice-Chairperson Sue Peerson – present / out at 9:45 a.m.
Commissioner James Whalen – present
Commissioner Anthony Wagner – present / out at 9:45 a.m.
Commissioner Theresa Quiroz – present
Commissioner Douglas Austin – present
Commissioner William Hofman – present

Staff

Corrine Neuffer, City Attorney – present
Brian Schoenfisch, Planning Department – present
PJ Fitzgerald, Development Services Department – present
Louis Schultz, Development Services Department – present
Carmina Trajano, Recorder –present

ITEM – 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

NONE

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

NONE

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM # 10 – NORTH PARK ZONING CORRECTION AND LAND DEVELOPMENT CODE AMENDMENTS

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR'S REPORT:**

NONE

ITEM – 6: **COMMISSION COMMENT:**

Commissioner Whalen commented that yesterday he went to the Technical Advisory Committee Meeting for the Storm Water Alternative Compliance Group hosted by the City and there were about 150 attendees. He stated that it might be time for the Commission to consider in looking at another workshop, because the Alternative Compliance Package is coming back before the Planning Commission for consideration in the spring of 2018 and it's going to be extensive. He thought that it will be of public interest and the Commission to have at least a workshop sometime in summer; it was very helpful when the Planning Commission did it the first time, because it helps bring people around the whole issue. We now have some exciting opportunities like the restoration of the Chollas Creek all the way from Golden Hill down to the Bay is now being funded. It is an opportunity for the Commission to start understanding how projects that we see in Downtown San Diego that have these very small flower pot thing to do stormwater could contribute by paying into a credit bank and have the creek restored at the same time. The other benefit of doing the workshop is to have those eight City groups to talk to each other. As we have seen here from time to time, one side of the city, the Stormwater group doesn't talk

to the MSCP side of the group where you could combine the Habitat Conservation and the Stormwater Management in one place; when they could go into production rather than being in Stormwater Management basins. He also mentioned that there is a \$5 million grant that has been awarded to one of the non-profits and one the challenges that he thought worth considering is that, it is a City policy and can only be changed by the Mayor's Office at this time; it is the use of City land for Stormwater Management and Habitat Conservation upgrades, because it's a measure of success that the City's MSCP preserve is 97 percent assembled. He also wants to point out that on March 3rd is the 20-year anniversary when the City Council adopted the MSCP; he is very proud and looking forward to the celebration later this summer.

ITEM – 7: **APPROVAL OF MINUTES FROM DECEMBER 15, 2016 AND JANUARY 26, 2017**

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE THE MINUTES FROM DECEMBER 15, 2016 WITH AMENDMENT ON PAGE 4 FOR ITEM # 9 UNDER COMMISSION ACTION ON THE THIRD LINE TO CORRECT THE MISSPELLED WORD "REVISEED" AND SHOULD SAY REVISED. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commission Haase absent.

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE THE MINUTES FROM JANUARY 26, 2017. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commission Haase absent.

ITEM – 8: **VERIZON 805 AND 15 – PROJECT NO. 481166**

City Council District: 3 Plan Area: North Park

Staff: Travis Cleveland

Speaker slips in favor of the project submitted by Vicki Granowitz and Shelly Kilbourn.

Speaker slips in opposition to the project submitted by Patrick James Gorham.

COMMISSIONER QUIROZ MADE THE MOTION TO APPROVE NEIGHBORHOOD USE PERMIT (NUP) NO. 1685379, NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 1865812, AND PLANNED DEVELOPMENT PERMIT (PDP) NO. 1865813 WITH THE FOLLOWING AMENDMENTS: TO REQUIRE REPLACEMENT OF A TREE PROPOSED TO BE REMOVED AS PART OF THE PROJECT AT A 5 TO 1 RATIO AND TO SPECIFY THAT THE TREES BE 36-INCH BOX IN SIZE, SUBJECT TO PARK AND RECREATION DEPARTMENT'S APPROVAL; AND TO ACCEPT MEMORANDUM DATED FEBRUARY 14, 2017 TO INCLUDE ATTACHMENT 8, THE ENVIRONMENTAL EXEMPTION, WHICH WAS

LEFT OUT OF THE STAFF REPORT. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Hofman, Austin, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Haase absent.

Break from 9:45 a.m. – 9:50 a.m.

ITEM – 9: *** TOWNE CENTRE DRIVE- PROJECT NO. 291342**
City Council District: 1 Plan Area: University

Staff: Morris Dye

Speaker slips in favor of the project submitted by Kim Elliott, Sara Neff, Nelson Acealy, Beal Toalm, Heater Riley, Karen Ruggels, Justin P. Schlaefli, Steven Kettler, Brett Ward, Marina Martos Dabel, Phillip Tate, Brian Starck, Michael Cassulato and Deborah Knight.

No speaker slips in opposition to the project were submitted.

COMMISSIONER QUIROZ MADE THE MOTION TO RECOMMEND TO CITY COUNCIL TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 291342 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPT THE REZONE ORDINANCE AND APPROVE COMMUNITY PLAN AMENDMENT NO. 1620745, PLANNED DEVELOPMENT PERMIT NO. 1586342, SITE DEVELOPMENT PERMIT NO.1586343 AND ADOPT AN ORDINANCE FOR THE DEDICATION OF AN OFF-SITE PARCEL TO THE CITY OF SAN DIEGO AS PARK LAND, AND THAT THE PROJECT INCLUDE A FAST CHARGING STATION TO ACCOMMODATE A MINIMUM OF TWO (2) ELECTRIC VEHICLES. Commissioner Whalen seconded the motion. The motion passed by a vote of 4-0-3 with Commissioners Hofman, Austin, Quiroz and Whalen voting yea and with Commissioners Peerson and Wagner recusing and with Commissioner Haase absent.

ITEM – 10: **NORTH PARK ZONING CORRECTION AND LAND DEVELOPMENT CODE AMENDMENTS**

City Council District: 3; Citywide Plan Area: North Park; Citywide

Staff: Elizabeth Ocampo Vivero

Speaker slips in favor of the project submitted by Vicki Granowitz.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING STAFF'S RECOMMENDATIONS TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE REZONING AREAS DESIGNATED AS RESIDENTIAL VERY HIGH (55-73 DU/ACRE) WITHIN THE NORTH PARK COMMUNITY PLAN AREA FROM THE RM-3-8 ZONE TO THE RM-3-9 ZONE; APPROVAL OF AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 (PARKING REGULATIONS) OF THE LAND DEVELOPMENT CODE. Commissioner Whalen seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Hofman, Quiroz, Peerson, Wagner and Whalen voting yea and with Commissioner Austin recusing and with Commissioner Haase absent.